

15

MEMORANDUM

June 10, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

TABLED 5/27/71

Petition No. Z-2169
Eighty Nine State Street Corporation
Massachusetts Simulator Corp. (Lessee)
89 State Street, Boston

Petitioner seeks a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. A driver training school is conditional in a B-10 district.

The property, located on State Street opposite Merchants Row, contains a 16 story office and retail structure. The lessee proposes to operate a driver training school which would consist of classroom training and instruction on special simulator equipment. There would be no on-street parking nor actual automobile operation from the premises. Cars would be garaged in Somerville. Students would be met at home or would meet the cars in Somerville for training elsewhere than in Boston. The staff has no objection but recommends that any exterior design plans, including signs and lighting, be submitted to the Authority for approval. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2169, brought by Eighty Nine State Street Corporation, 89 State Street, Boston, for a conditional use permit for a change of occupancy from offices to offices, retail store and driver training school, in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that any exterior design plans, including signs and lighting, be submitted to the Authority for approval.

Board of Appeal Referrals 6/10/71

Petition No. Z-2170
Frank Cavalieri
650 Saratoga Street, East Boston

Petitioner seeks six variances to erect a three story and basement 36 unit apartment dwelling in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 10-1. Parking not allowed in front yard nor within five feet of side lot line.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	274 sf/du
Section 15-1. Floor area ratio is excessive.	0.8	1.3
Section 17-1. Open space is insufficient.	800 sf/du	0
Section 20-1. Rear yard is insufficient.	40 feet	10 feet
Section 23-1. Off street parking is insufficient	33 spaces	23 spaces

The property, located on Saratoga Street, near the intersection of Curtis Street, contains 14,609 square feet of vacant land. The neighborhood consists of two and three family dwellings on small lots with minimal public open space. The proposed 36 apartment development would represent a significant increase in the residential density of the neighborhood with no provisions for open space. The parking as indicated on the plan is insufficient and inadequate. However, the staff would be amenable to a density of not more than 20 units. Parking and site plans should be submitted to the Authority for design approval. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-2170, brought by Frank Cavalieri, 650 Saratoga Street, East Boston, for six variances to erect a three story and basement 36 unit apartment dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial as submitted. The proposed development would represent a significant increase in the residential density of this two and three family neighborhood. There are no provisions for open space. The off street parking as indicated on the plan is insufficient and inadequate. However, the Authority would be amenable to a density of not more than 20 units. Parking and site plans should be submitted to the Authority for design approval.

(E.B.)

WILLIAM

MOORE

EVERETT SCHOOL

53,896

STREET

2079

CHAUCEY 2078

CURTIS

STREET

2046

PLAYGROUND
05781

ST MARY'S SCHOOL

ST. MARKS

PLAYGROUND

2046

88-10000

STREET

ΑΓΑΠΗ

STREET

REF T

—
C

Petitions Nos. Z-2174-2175
Estate of Charles E. Lindsay
Lindsay S. Blathrow, Executor
86 & 90 Albano Street, Roslindale

Petitioner seeks eight variances to subdivide an area of land in a residential (R-.5) district. The proposal would violate the code as follows:

86 Albano Street

	Req'd	Proposed
Section 14-1. Lot size is insufficient.	5000 sf	4873 sf
Section 14-3. Lot width is insufficient.	50 ft.	39 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	39 ft.
Section 19-1. Side yard is insufficient.	10 ft.	7 ft.
Section 20-2. Accessory building within four feet of side lot line	4 ft.	2 ft.

90 Albano Street

Section 14-1. Lot size is insufficient	5000 sf	4939 sf
Section 14-3. Width is insufficient.	50 ft.	39 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	39 ft.

The property, located on Albano Street near the intersection of Birch Street, contains two 2 1/2 story dwellings. The proposed subdivision is requested for the separate sale of the existing two family structures. The violations are existing and minimal. The proposal would not affect the surrounding residential properties. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2174-2175, brought by Estate of Charles E. Lindsay, 86 & 90 Albano Street, Roslindale, for eight variances to subdivide an area of land in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The violations are existing and minimal. The proposed subdivision would not affect the surrounding residential properties.



Z-2174-75

86-90ALBANO ST.
(ROS.)

Board of Appeal Referrals 6/10/71

Petitions Nos. Z-2180-2184
George I. Rohrbough
Massachusetts College of Optometry
420-428 Beacon Street, Back Bay

Petitioner seeks five conditional use permits, a forbidden use permit and two variances for a change of occupancy from school classrooms to a college including machine shop and accessory laboratories, and, for a use of premises to park 18 cars in an apartment (H-5-70) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
<u>420 Beacon Street</u>		
Section 8-7. A college is a conditional use in an H-5 district.		
<u>422 Beacon Street</u>		
Section 8-7. A college is a conditional use in an H-5 district.		
<u>424 Beacon Street</u>		
Section 8-7. A college is a conditional use in an H-5 district.		
Section 8-7. A machine shop accessory to a college is forbidden in an H-5 district.		
<u>426 Beacon Street</u>		
Section 8-7. A college is a conditional use in an H-5 district.		
<u>428 Beacon Street</u>		
Section 8-7. An ancillary parking lot is conditional in an H-5 district.		
Section 18-1. Front yard is insufficient.	15 ft.	0
Section 18-4. Front yard is insufficient.	15 ft.	0

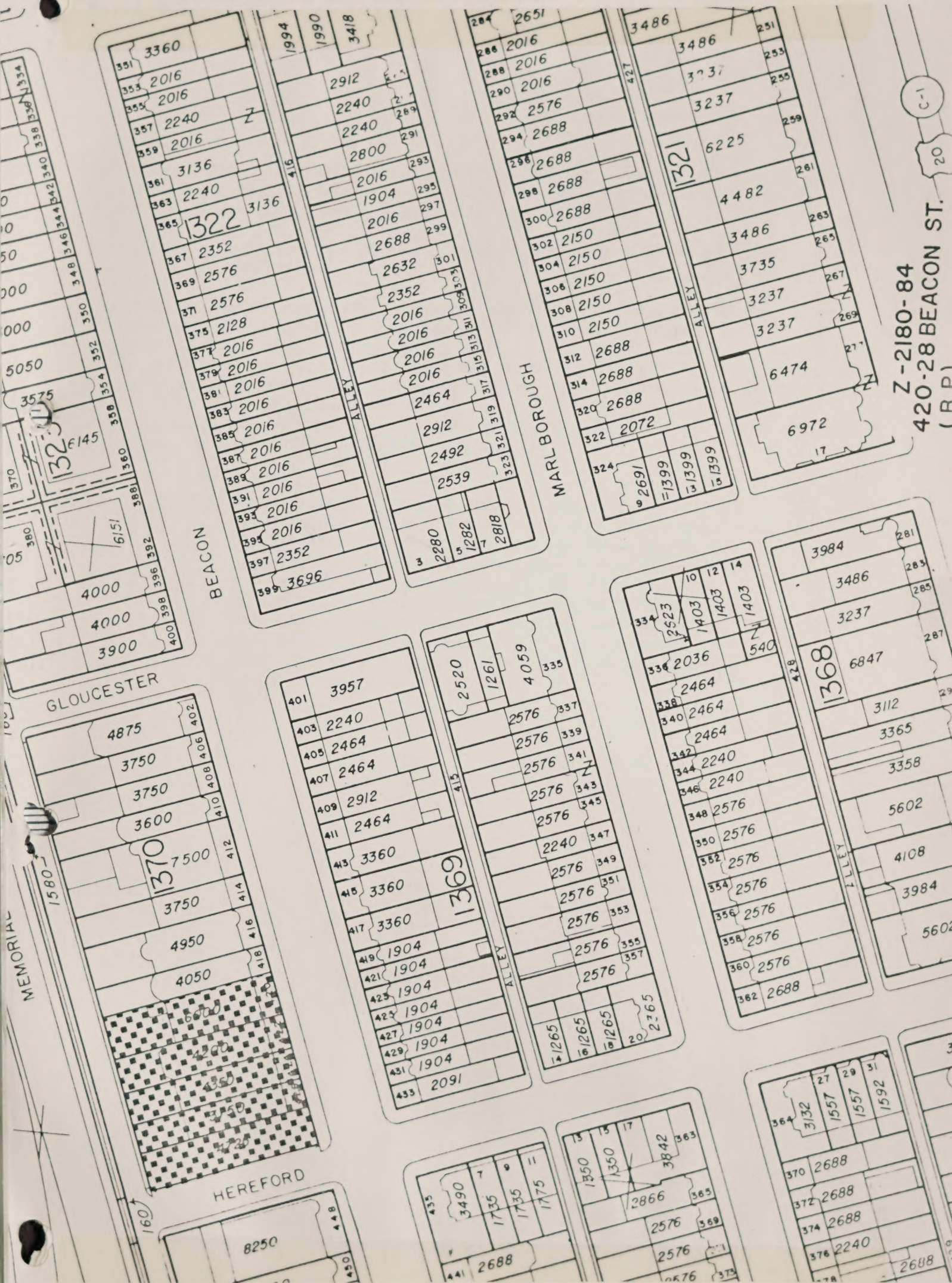
The property, located on Beacon Street at the intersection of Hereford Street, contains four masonry structures and 18 car parking lot. The Massachusetts College of Optometry, formerly located on Newbury Street, proposes to occupy the buildings which until recently were utilized by the Chandler School for Women. The college would provide a four year program and would have a substantially smaller enrollment than the former one and two year programmed

Board of Appeal Referrals 6/10/71

Z-2180-2184 (cont.)

school. The proposed workshop (machine shop) would occupy a small part of the rear basement and would be used for the making or adapting of parts required in connection with the teaching and research programs of the college. The structures would not be occupied as dormitories. A complete sprinkler system has been installed. The staff recommends that the petitioner provide suitable landscaping to screen the parking lot from adjacent properties. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2180-2184, brought by George Rohrbough and Massachusetts College of Optometry, 420-428 Beacon Street, Back Bay, for five conditional use permits, a forbidden use permit and two variances for a change of occupancy from school classrooms to a college including machine shop and accessory laboratories, and for a use of premises to park 18 cars in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval with the proviso that the petitioner provide suitable landscaping to screen the parking lot from adjacent properties.



Board of Appeal Referrals 6/10/71

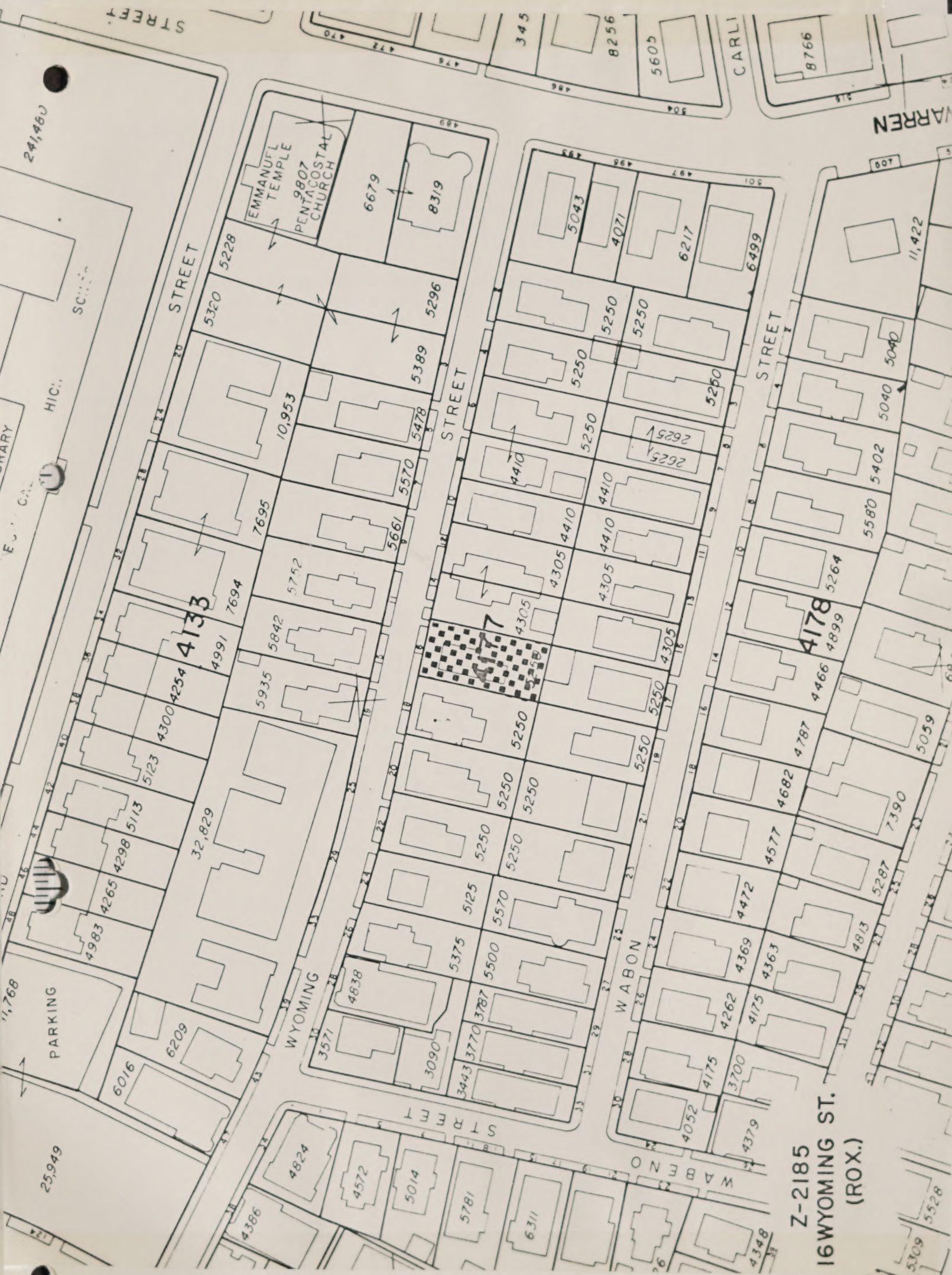
Petition No. Z-2185
Elizabeth Wilson
16 Wyoming Street, Washington Park

Petitioner seeks a change in a nonconforming use for a change of occupancy from a nursing home and one family to a day care center in a residential (R-.8) district. The proposal would violate the code as follows:

Section 9-2. A change in a nonconforming use requires a Board of Appeal hearing.

The property, located on Wyoming Street near the intersection of Warren Street, contains a 2 1/2 story frame structure. The petitioner proposes to sell the property to "Our Place to Grow, Inc.," a new Massachusetts charitable corporation which would convert the property to a day care facility with accommodations for 30 children. The facility would receive funds from the Welfare Department when operational. The proposed facility would provide beneficial activities for disadvantaged children and would conform with the objectives of the Washington Park Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-2185, brought by Elizabeth Wilson, 16 Wyoming Street, Washington Park, for a change in a nonconforming use for a change of occupancy from a nursing home and one family to a day care center in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposed facility would provide services and activities for disadvantaged children and would conform with the objectives of the Washington Park Urban Renewal Plan.



Z-2185
16 WYOMING ST.
(ROX.)

Board of Appeal Referrals 6/10/71

Petition No. Z-2190
Donald N. Sweeney, Trustee
524 Columbus Avenue, South End

Petitioner seeks two variances for a change of occupancy from lodging house to six apartments in a local business (L-2) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.7
Section 23-1. Off street parking not provided	4 spaces	0

The property, located on Columbus Avenue between Worcester Street and Concord Square in the South End Urban Renewal Area, contains a five story brick structure. The petitioner would also rehabilitate the vacant structure. The proposed conversion and rehabilitation would be consistent with the objectives of the South End Urban Renewal Plan. The staff recommends that rehabilitation plans be submitted to the Authority for design review. Recommend approval.

VOTED: That in connection with Petition No. Z-2190, brought by Donald N. Sweeney, Trustee, 524 Columbus Avenue, in the South End Urban Renewal Area, for two variances for a change of occupancy from a lodging house to six apartments in a local business (L-2) district, the Boston Redevelopment Authority recommends approval provided that rehabilitation plans are submitted to the Authority for design review. The proposed conversion and rehabilitation would be consistent with the objectives of the South End Urban Renewal Plan.



Z-2190
524 COLUMBUS N.E.
(B.P.)

1499

1494

1551

1557